

From: [Lee CIV Lance A](#)
To: [Masaki CIV Jessica L](#)
Subject: FW: MCB Hawaii Phase 5 Award Brief- Add'l Scope Analysis
Date: Friday, July 27, 2018 8:42:21 AM
Attachments: [PPV Phase 5 Award Brief Memo 26JUL2010sr.doc](#)
[07e PDASN with Backup Hawaii 5 Award Brief 7 26 10.pdf](#)

Jessica,

This email found using "Construction Manager".

V/r,
Lance

-----Original Message-----

From: Caldwell CIV Lydia A
Sent: Monday, July 26, 2010 3:14 PM
To: Murata CIV Kent <kent.murata@usmc.mil>; Lee CTR Lance A <lance.lee.ctr@usmc.mil>
Cc: Lottie CIV Robert M <robert.lottie@usmc.mil>; Park CIV J. O. <jess.park@usmc.mil>; Ragley, Sandra L CIV NAVFAC PAC <sandra.ragley@navy.mil>; Mccarthy CIV Joeann L <joeann.mccarthy@usmc.mil>
Subject: RE: MCB Hawaii Phase 5 Award Brief- Add'l Scope Analysis

Kent and Lance:

Attached is the memo to HQMC and a copy of the new brief. I will send the route slip shortly.

V/R Lydia Caldwell
Housing Management Specialist
MCB Hawaii Family Housing Department
Box 63003
Kaneohe Bay, HI 96863-3003
lydia.caldwell@usmc.mil
Phone (808) 257-5933
FAX (808) 257-1107

-----Original Message-----

From: Johnson CDR Holly M
Sent: Sunday, July 25, 2010 20:44
To: Ragley, Sandra L CIV NAVFAC PAC; Murata CIV Kent; Davis, Brad C NAVFAC PAC.
Cc: Rice Col Robert; Blanchard CIV Christopher E; Bouley CIV Paul J; Kass CIV Robert V; Lottie CIV Robert M ; Park CIV J. O.; Barszewski CIV Alan G; Caldwell CIV Lydia A; Tshako, Anita L CIV NAVFAC HQ, SVA; Pedigo CIV Robert M; Herman CIV Scott E
Subject: RE: MCB Hawaii Phase 5 Award Brief- Add'l Scope Analysis
Importance: High

Sandy,

Thanks for the heads up. Please work directly with Scott Herman on Monday, as I will be out of the office most of the day.

HQMC LFF,

(b) (5)

If so, please engage Tom Ruffini immediately.

Team Hawaii,

Please ensure you obtain base Fire Marshall concurrence on your recommended COA.

v/r,
Holly

-----Original Message-----

From: Ragley, Sandra L CIV NAVFAC PAC [<mailto:sandra.ragley@navy.mil>]

Sent: Sunday, July 25, 2010 20:20

To: Murata CIV Kent; Davis, Brad C NAVFAC PAC.

Cc: Rice Col Robert; Blanchard CIV Christopher E; Bouley CIV Paul J; Kass CIV Robert V; Lottie CIV Robert M ; Park CIV J. O.; Barszewski CIV Alan G; Caldwell CIV Lydia A; Tshako, Anita L CIV NAVFAC HQ, SVA; Johnson CDR Holly M; Pedigo CIV Robert M

Subject: MCB Hawaii Phase 5 Award Brief- Add'l Scope Analysis

Importance: High

Kent-

As requested- below is Forest City's scope and pricing analysis for the additional houses and bike path/walkway.

From Forest City:

Additional Six Houses

In determining the option of increasing the number of units at Mololani, this is to confirm that FC will be able to build an additional six houses at the Mololani site at the locations noted on attached plot plan. ..see darkened squares.

Preliminary Scope Qualifications:

Model types to be built - 2-220, 2-221, 1-210 and 1-310

The Tot-lot in Phase G near the 310 will have to be relocated.

At Upper Bancroft Drive - One CBU location may have to change depending on final plotting of the new units.

100Ft +/- of sanitary sewer and a MH in the street might be required.

(b) (5)

Revised landscaping , including possible removal of trees

Other miscellaneous activities to be determined

Deadline for Notice to Proceed for Additional Homes or Fire Sprinkler System

FC will need approval to proceed with the above scope of adding the six houses no later than August 13, 2010. Construction at Mololani is right on the targeted schedule and this deadline must be met so FC does not lose any momentum or be exposed to inefficiencies in the sequencing of the construction..

Also, this deadline is applicable to receiving notice to proceed with the fire sprinkler system if the option of building the additional houses at Mololani is not implemented.

Walkway/Bike path

FC has evaluated the design, construction and costs for a concrete walkway that would serve as a sidewalk and bike path, and has determined that an 8ft wide walkway will be required per the AASHTO guidelines. This would mean increasing the width of the original proposed walkway by 3ft.

Costs

(b) (5)

A large rectangular area of the document has been redacted with a solid grey fill. The redaction covers several lines of text.

(b) (5)

A large rectangular area of the document has been redacted with a solid grey fill. The redaction covers several lines of text.

My comments follow:

Please keep in mind that the cost to add these homes will include design, site work for utilities, landscaping, labor and materials, etc. and in some instances it may include bringing additional materials to the island after bulk buys have already been completed since the Mololani project was bought out in 2007.

These projects are set-up so that if the actual cost is less (which NAVFAC tracks on a monthly basis), any savings will return to the project for additional amenities or project re-cap either of which can be defined as the project gets closer to completion.

Please contact me if you have any questions on the above. I will work with Lydia to brief MARFORPAC (Holly Johnson or other) on these issues Monday and route a slip for sign-off by both MCB Hawaii and MARFORPAC NLT COB Tuesday 27 July 2010.

Mahalo-
Sandy

Sandra L Ragley, CCIM
Environmental Engineer
Marine Corps PPV Program Manager
Naval Facilities Engineering Command Pacific
258 Makalapa Drive Suite 100
(Code AM5SR, Bldg 402)
Pearl Harbor, HI 96860-3134

sandra.ragley@navy.mil
Phone: 808-474-5980
FAX: 808-474-5851

From: Murata CIV Kent [<mailto:kent.murata@usmc.mil>]
Sent: Fri 7/23/2010 10:00 AM
To: Davis, Brad C NAVFAC PAC.; Ragley, Sandra L CIV NAVFAC PAC
Cc: Rice, Robert ; Blanchard CIV Christopher E; Bouley CIV Paul J; Kass CIV Robert V; Lottie CIV Robert M ; Park CIV J. O.; Barszewski CIV Alan G; Caldwell CIV Lydia A; Tshako, Anita L CIV NAVFAC HQ, SVA
Subject: RE: MCB Hawaii Phase 5 Award Brief

Brad,

Per our discussion, we will need the proposal early on Monday so we can evaluate it and get MARFORPAC endorsement on it by COB Tuesday. Thanks for your quick response with Forest City to get them to expedite the proposal.

V/R Kent

-----Original Message-----

From: Davis, Brad C NAVFAC PAC. [<mailto:bradford.c.davis@navy.mil>]
Sent: Friday, July 23, 2010 9:31
To: Murata CIV Kent; Ragley, Sandra L CIV NAVFAC PAC
Cc: Rice Col Robert; Blanchard CIV Christopher E; Bouley CIV Paul J; Kass CIV Robert V; Lottie CIV Robert M ; Park CIV J. O.; Barszewski CIV Alan G; Caldwell CIV Lydia A; Tshako, Anita L CIV NAVFAC HQ, SVA
Subject: RE: MCB Hawaii Phase 5 Award Brief

Kent, currently on the Hawaii phase 5 Team Leader call with HMC, and raised this timing issue. HMC agreed to provide the ROM costing data for the new Mololani homes on Monday. I'll be in Guam on Monday meeting with GoJ on the USMC Guam housing initiative, so Sandy will track this issue. Appreciate your support. Vr/Brad

Brad Davis
Director, Public Private Ventures
NAVFAC Pacific Code AM5
808 474-9778 (o) (808 474-4890 fax)
808 295-8392 (c)
bradford.c.davis@navy.mil

-----Original Message-----

From: Murata CIV Kent [<mailto:kent.murata@usmc.mil>]
Sent: Friday, July 23, 2010 9:20
To: Davis, Brad C NAVFAC PAC.; Ragley, Sandra L CIV NAVFAC PAC
Cc: Rice, Robert ; Blanchard CIV Christopher E; Bouley CIV Paul J; Kass CIV Robert V; Lottie CIV Robert M ; Park CIV J. O.; Barszewski CIV Alan G; Caldwell CIV Lydia A
Subject: RE: MCB Hawaii Phase 5 Award Brief

Brad, Sandy:

HQMC needs to get the proposal for using the spending with MARFORPAC endorsement by COB Tuesday. This means that we have to expedite getting the proposal NLT Monday morning to get all of the proposals through. [Lydia, please begin coordinating with MARFORPAC so they will be ready to endorse as soon as we approve of the proposal].

Thanks,

V/R Kent

-----Original Message-----

From: Murata CIV Kent
Sent: Friday, July 23, 2010 8:51
To: Kass CIV Robert V; Bouley CIV Paul J; Barszewski CIV Alan G
Cc: Rice Col Robert; Blanchard CIV Christopher E; Lottie CIV Robert M ; Park CIV J. O.; Caldwell CIV Lydia A; 'Ragley, Sandra L CIV NAVFAC PAC'; 'Davis, Brad C NAVFAC PAC.'
Subject: RE: MCB Hawaii Phase 5 Award Brief

Bob, Paul, Alan:

It was great talking to you all this morning.

Here is the string of email that I have regarding the approvals from MCB Hawaii and MARFORPAC. Sandy can send you the document that she has from MARFORPAC with their approval of the brief. Per our discussion, our proposal for the savings from exempting the sprinkler is, at a minimum, to build additional homes. I will work with NAVFAC to get the proposal from Forest City and get it HQMC NLT COB Wednesday of next week.

If you have any questions or if I can be of any further assistance, please let me know.

I appreciate all the work that you all are doing on our behalf at HQMC.

V/R Kent

Kent Murata
Director Installations, Environment & Logistics MCB Hawaii

-----Original Message-----

From: Ragley, Sandra L CIV NAVFAC PAC [<mailto:sandra.ragley@navy.mil>]
Sent: Thursday, July 22, 2010 15:08
To: Murata CIV Kent; Davis, Brad C NAVFAC PAC.
Cc: Rice Col Robert; Blanchard CIV Christopher E; Lottie CIV Robert M ; Park

CIV J. O.; Caldwell CIV Lydia A
Subject: RE: MCB Hawaii Phase 5 Award Brief

Thanks Kent- we received MARFORPAC Chief of Staff endorsement of the brief today also.

Mahalo-
Sandy

Sandra L. Ragley, CCIM
Environmental Engineer
Marine Corps PPV Program Manager
Naval Facilities Engineering Command Pacific
258 Makalapa Drive Suite 100
(Code AM5SR, Bldg 402)
Pearl Harbor, HI 96860-3134

sandra.ragley@navy.mil
Phone: 808-474-5980
FAX: 808-474-5851

-----Original Message-----

From: Murata CIV Kent [<mailto:kent.murata@usmc.mil>]
Sent: Thursday, July 22, 2010 13:28
To: Davis, Brad C NAVFAC PAC.
Cc: Rice, Robert ; Blanchard CIV Christopher E; Lottie CIV Robert M ; Park CIV J. O.; Caldwell CIV Lydia A; Ragley, Sandra L CIV NAVFAC PAC
Subject: RE: MCB Hawaii Phase 5 Award Brief

Brad,

Thanks, this shows a lot of progress in the right direction.

Per our discussion, regarding item 2, getting a decision on a waiver of the fire sprinkler requirement is contingent on getting the information from Forest City on the proposal for using the savings. We cannot commit to a date unless we have a proposal that we agree on for HQMC to evaluate and consider granting an exemption to the policy. We will need about 10 business days from receipt and MCB Hawaii's approval of the proposal.

I approve of the Phase 5 award brief with the provision noted.

We appreciate both your efforts and Sandy's on getting this project awarded.

V/R Kent Murata
Director Installations, Environment & Logistics MCB Hawaii

-----Original Message-----

From: Davis, Brad C NAVFAC PAC. [<mailto:bradford.c.davis@navy.mil>]
Sent: Thursday, July 22, 2010 11:09
To: Murata CIV Kent; Ragley, Sandra L CIV NAVFAC PAC; Park CIV J. O.; Davis, Brad C NAVFAC PAC.
Subject: MCB Hawaii Phase 5 Award Brief

Kent-

As a follow-up to Tuesday's discussion of the MCB Hawaii Phase 5 Award Brief, I'd like to highlight the main outstanding issues and address the plan going forward:

- Forest City equity contribution
- \$2.45M Fire Sprinklers
- Widened Daly Road walkway

1. Forest City corporate leadership has accepted the government's calculation of ~\$540K, and now the ongoing discussion is focused both on the details of the form of equity contribution and on the terms of how their equity would be returned. This issue is being worked between Forest City Tom Henneberry and SVA- Karen Ayers along with our business consultant, and we expect this to be resolved before September.

2. \$2.45M fire sprinklers are currently included in the Phase 5 design, now roughly at 30% stage. However, HQMC/SVA indicates a Change Order could be approved at a later date if a waiver to the fire sprinkler requirement is granted. The waiver is contingent on MCB Hawaii addressing the alternative ~\$2.4M scope. MCB Hawaii's preferred option to site an additional 3-4 homes in the new phase 4 Mololani neighborhood has been discussed with Forest City, who has agreed to provide ROM cost data by 30 July 2010. In order to avoid additional Phase 5 design costs, a decision on the Fire Sprinkler waiver should be made by 6 August 2010, as the designer is currently on hold pending a go no-go decision on the sprinklers. The development team's goal is achieve 70% design by 30 Sep 2010.

3. Due to refined Fire Sprinkler costs from the earlier \$2.8M estimate, Forest City has agreed to include widening of the pedestrian walk path along Daly Rd by 2 feet to accommodate bikes, currently priced at ~\$150K. This additional scope will be included in the CMA independent of the fire sprinkler decision.

Noting the forward progress/commitment towards resolution on these issues, we request MCB Hawaii approval of the Phase 5 award brief soonest in order to achieve award prior to 30 Sep 2010. We are running out of time to complete chain of command briefings and make the intent to award congressional notification drop. Closing past 30 Sep 2010 will introduce additional risk to the project due to the new OMB scoring rules.

I do appreciate your continued support of the housing privatization program! Please let me know if you have any questions.

Vr/

Brad Davis
Director, Public Private Ventures
NAVFAC Pacific Code AM5
808 474-9778 (o) (808 474-4890 fax)
808 295-8392 (c)
bradford.c.davis@navy.mil

By direction

From: [Lee CIV Lance A](#)
To: [Masaki CIV Jessica L](#)
Subject: FW: PPV PHASE V
Date: Friday, July 27, 2018 8:43:10 AM
Attachments: [Hawaii 5 Award Brief 7 01.10.pdf](#)
[Revised Final Conceptual Plan 11x17 \(Scheme 9\).pdf](#)

Jessica,

This email found using "Construction Manager".

V/r,
Lance

-----Original Message-----

From: Caldwell CIV Lydia A
Sent: Monday, July 26, 2010 1:00 PM
To: Lee CTR Lance A <lance.lee.ctr@usmc.mil>
Subject: PPV PHASE V

Hi Lance:

Per our discussion, here's the PPV Phase V info. (Sorry for the delay - I forwarded it to your old e-mail address.)

V/R Lydia Caldwell
Housing Management Specialist
MCB Hawaii Family Housing Department
Box 63003
Kaneohe Bay, HI 96863-3003
lydia.caldwell@usmc.mil
Phone (808) 257-5933
FAX (808) 257-1107



Parking Space Summary	
Parking in Garage	436
Parking on Driveway	436
On Street Parking	38 to 45
Off Street Parking	72 to 85
TOTAL : 982 to 1002	

Proposed Program		
Legend	Unit Type	Unit Count
	3BR Front Loaded (Duplex)	92
	3BR Rear Loaded (Duplex)	10
	3BR Rear Loaded (4-plex)	44
	3BR Front Loaded (1-story ADA Acc.)	12
	4BR Front Loaded (3up/1dn)	4
	4BR Front Loaded (1-story ADA Acc.)	4
	4BR Front Loaded (all up)	52
		TOTAL : 218
	Neighborhood Street (44' ROW)	
	Alley (20')	
	Trails	
	Landscape Buffer	
	Steep Slope	

